



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File: A-101-15

Property Address: 587 E. Cabarrus Street

Property Owner: Telegraph Road Properties, LLC

Project Contact: Jason Queen

Nature of Case: A request for a 12.79' front yard setback variance, a 1.77' side yard variance, and a 5.38' aggregate side yard setback variance from the standards set forth in Section 10-2075 of the Part 10 Development Regulations to legalize the existing detached house, expand it to the rear and add a second story. They are also seeking a variance to the off-street parking requirements of Section 10-2081 of the Part 10 Zoning Code. If approved the requests would result in an 7.21' front yard, 3.23' and 6.39' side yard setbacks, a 9.62' aggregate side yard setback, a 25.33' front yard setback and a 32.54' aggregate front/rear setback and no off-street parking for a detached house on a .07 acre property zoned Residential-20.



587 E. Cabarrus Street – Location Map

To BOA: 11-9-15

Staff Coordinator: Eric S. Hodge, AICP

**ZONING
DISTRICTS:** Residential-20



587 E. Cabarrus Street – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

Applicant Response: Testimony to be provided at the hearing.

2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

Applicant Response: Testimony to be provided at the hearing.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

Applicant Response: Testimony to be provided at the hearing.

4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Applicant Response: Testimony to be provided at the hearing.

Setback Standards: The subject property is zoned Residential-20

| Yard Type | Minimum Setback |
|------------------|------------------------|
| Primary Street | 20' |
| Side Street | 20' |
| Side lot line | 5' |
| Sum of sides | 15' |
| Rear | 20' |

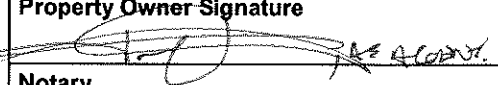
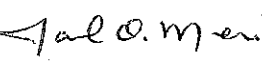


Planning & Development

**Development Services
Customer Service Center**
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Variance Application

| | | OFFICE USE ONLY |
|--|--|-----------------------------------|
| Nature of variance request (Submit addendum on separate sheet, if more space is needed.) Telegraph Road Properties, LLC, property owner, requests an 12.79' front yard setback variance, a 1.77' side yard variance (east side) and a 5.38' aggregate side yard setback variance to legalize the existing detached house and a variance to the off-street parking requirements resulting in an 7.21' front yard, 3.23' and 6.39' side yard setbacks, a 9.62' aggregate side yard setback, a 25.33' rear yard setback and a 32.54' aggregate front/rear setback and no off-street parking for a detached house on a .07 acre property zoned Residential-20 and located at 587 E. Cabarrus St. We will be adding a 10x10' addition (and a second story over existing structure) that will not need variances once the existing structure is legalized. | | Transaction Number |
| Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number. | | |

| GENERAL INFORMATION | | |
|---|--|--|
| Property Address 587 E. Cabarrus St. | | Date 10/09/15 |
| Property PIN 1713061849 | Current Zoning R-20 | |
| Nearest Intersection Haywood St. and E. Cabarrus St. | | Property size (in acres) .06 |
| Property Owner Telegraph Road Properties, LLC | Phone 9196062905 | Fax |
| | Email jqueenone@gmail.com; mflynn3@yahoo.com | |
| Project Contact Person Jason Queen | Phone 9196062905 | Fax |
| | Email jqueenone@gmail.com | |
| Property Owner Signature  | Email mflynn3@yahoo.com | |
| Notary Sworn and subscribed before me this <u>9</u> day of <u>October</u> , 20 <u>15</u> | Notary Signature and Seal  | JAMAL O. MERVIN NOTARY PUBLIC WAKE COUNTY, NC MY COMMISSION EXPIRES AUGUST 16, 2017 |

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A variance application will not be considered complete until all required submittal components listed on the Variance Checklist have been received and approved.


[Home](#)

Wake County Real Estate Data Account Summary

[iMaps](#)
[Tax Bills](#)
Real Estate ID **0071029** PIN # **1713061849**
[Account Search](#)

Location Address

Property Description

587 E CABARRUS ST**587 E CABARRUS ST**
[Pin/Parcel History](#) [Search Results](#) [New Search](#)
[NORTH CAROLINA](#) [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

For real estate accounts created or new construction built after January 1, 2015: Property values are under review for tax year 2016. Land and building values on these properties will reflect an assessment based on the January 1, 2008 Schedule of Values until late 2015 or early 2016 at which time the January 1, 2016 revaluation values for both land and buildings will be available.

| | | | |
|---|--|--|--|
| Property Owner TELEGRAPH ROAD PROPERTIES LLC (Use the Deeds link to view any additional owners) | | Owner's Mailing Address 7709 SANDY BOTTOM WAY RALEIGH NC 27613-8829 | Property Location Address 587 E CABARRUS ST RALEIGH NC 27601-1966 |
| Administrative Data Old Map # B011-B0059-0037 Map/Scale 1713 09 VCS 01RA549 City RALEIGH Fire District Township RALEIGH Land Class R-<10-HS ETJ RA Spec Dist(s) Zoning R-20 History ID 1 History ID 2 Acreage .06 Permit Date 8/11/2015 Permit # 0000124369 | | Transfer Information Deed Date 4/14/2015 Book & Page 15979 0674 Revenue Stamps 150.00 Pkg Sale Date 4/14/2015 Pkg Sale Price \$75,000 Land Sale Date Land Sale Price Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 700 | Assessed Value Land Value Assessed \$22,400 Bldg. Value Assessed \$27,219 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value \$49,619 Assessed* |

*Wake County assessed building and land values reflect the market value as of January 1, 2008, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2008 values will remain in effect until the next county-wide revaluation, which begins January 1, 2016. Until that time, any real estate accounts created or new construction built is assessed according to the 2008 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Revenue Department at RevHelp@wakegov.com or call 919-856-5400.

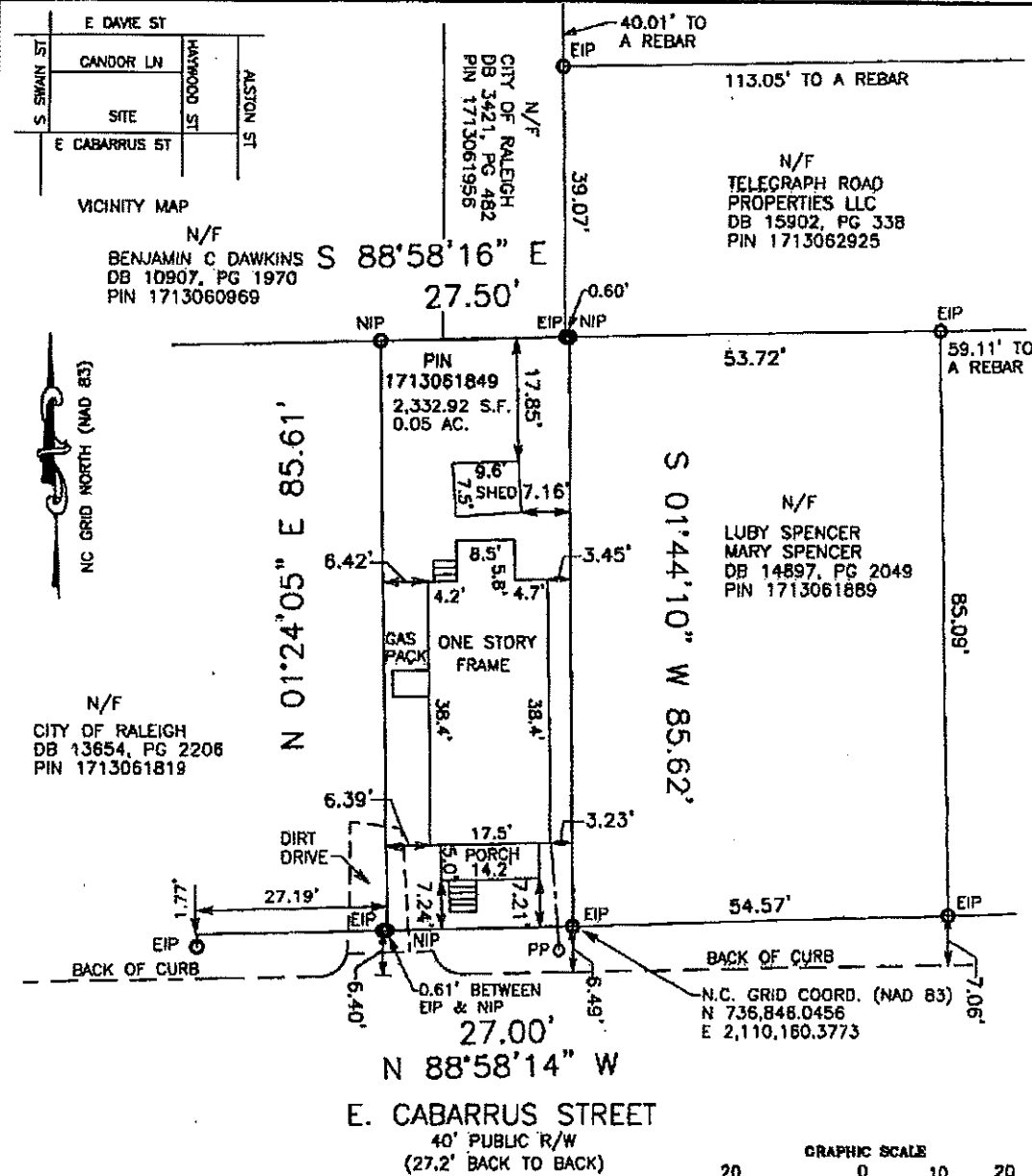
Real Estate ID 0071029

PIN # 1713061849

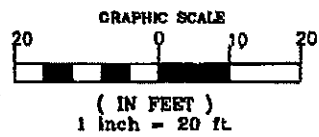
Account
SearchLocation Address
587 E CABARRUS STProperty Description
587 E CABARRUS ST[Pin/Parcel History](#) [Search Results](#) [New Search](#)[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

| Building Location Address 587 E CABARRUS ST | | Building Description 01RA549 | | Card 01 Of 01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Bldg Type 01 Single Family Units 1 Heated Area 700 Story Height 1 Story Style Conventional Basement Crawl Space Exterior Frame Const Type Heating Central Air Cond Central Plumbing 1 BATH | | Year Blt 1915 Eff Year 1915 Addns Remod Int. Adjust. Other Features One Fireplace | | Base Bldg Value \$70,444 Grade D 00 Cond % C 46% Market Adj. Market Adj. Accrued % 46% Incomplete Code Card 01 Value \$27,219 All Other Cards Land Value Assessed \$22,400 Total Value Assessed \$49,619 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main and Addition Summary <table border="1"> <thead> <tr> <th>Story</th> <th>Type</th> <th>Code</th> <th>Area</th> <th>Inc</th> </tr> </thead> <tbody> <tr> <td>M</td> <td>1</td> <td>FR/CS</td> <td>700</td> <td></td> </tr> <tr> <td>A</td> <td>OP</td> <td>R</td> <td>75</td> <td></td> </tr> <tr><td>B</td><td></td><td></td><td></td><td></td></tr> <tr><td>C</td><td></td><td></td><td></td><td></td></tr> <tr><td>D</td><td></td><td></td><td></td><td></td></tr> <tr><td>E</td><td></td><td></td><td></td><td></td></tr> <tr><td>F</td><td></td><td></td><td></td><td></td></tr> <tr><td>G</td><td></td><td></td><td></td><td></td></tr> <tr><td>H</td><td></td><td></td><td></td><td></td></tr> </tbody> </table> | | | Story | Type | Code | Area | Inc | M | 1 | FR/CS | 700 | | A | OP | R | 75 | | B | | | | | C | | | | | D | | | | | E | | | | | F | | | | | G | | | | | H | | | | | Other Improvements <table border="1"> <thead> <tr> <th>Units</th> <th>DesItem</th> <th>Code</th> <th>Year</th> <th>%ADJ</th> <th>Inc</th> <th>Value</th> </tr> </thead> <tbody> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table> | | | Units | DesItem | Code | Year | %ADJ | Inc | Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Building Sketch | | | Photograph 12/5/2011 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | 0071029 12/05/2011 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

SUBJECT PROPERTY IS _____ IS NOT X LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP
 NUMBER 3720171300J ZONE X



ORIGINAL
 FOOTPRINT/SURVEY



ALL BEARINGS AND DISTANCES ARE CORRECT FIELD MEASUREMENTS
 FIELD CLOSURE = 1: 32,126

NOT FOR RECORDING, INFORMATION FOUND THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH

| LEGEND | |
|--------|-----------------------|
| EP | EXISTING IRON PIPE |
| MD | NEW IRON PIPE |
| WHA | WALL/HAULT |
| PR | PRIMER RALPH HALL |
| C.B. | CORNER BUSH |
| WH | WHIPPLE |
| PP | POWER POLE |
| R/W | RIGHT OF WAY |
| C/L | CENTER LINE |
| FES | FINISHED THIS SECTION |

PIN 1713061849

LOT _____ BLOCK _____

RECORDED IN DEED BOOK 12399 PAGE 2387, WAKE COUNTY, N.C.

I, JOHN Y. PHELPS, JR. HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT THE BUILDINGS LIE WHOLLY ON THE LOT AND THAT THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON SAID LOT UNLESS SHOWN OTHERWISE. THIS MAP IS NOT FOR RECORDING.

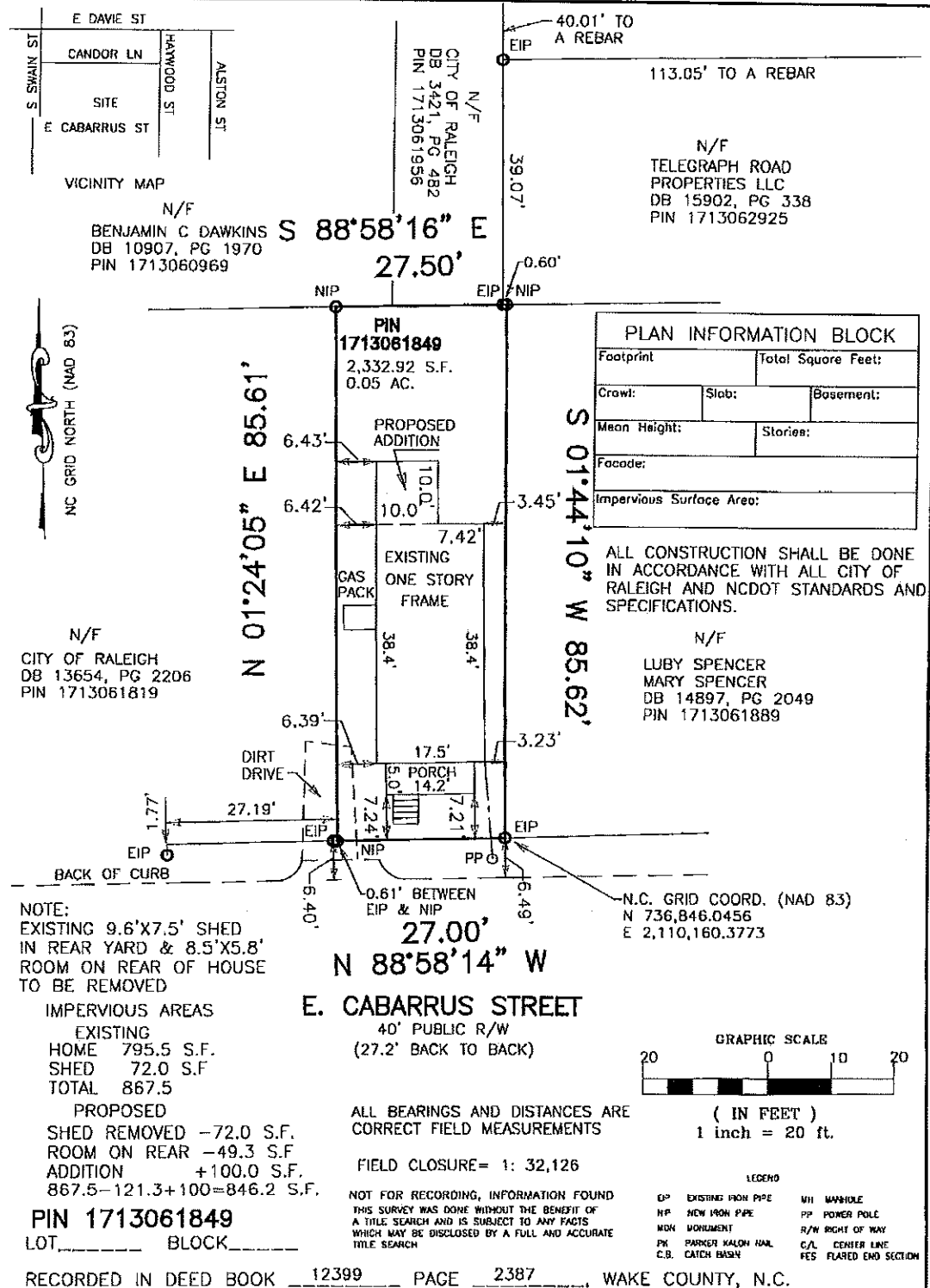
JOHN Y. PHELPS, JR.
 PROFESSIONAL LAND SURVEYOR
 SEAL
 1-1819

PROPERTY OF
 TELEGRAPH ROAD PROPERTIES, LLC
 587 E. CABARRUS ST.
 RALEIGH, WAKE CO., N.C.

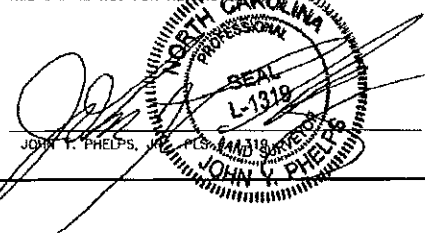
SCALE 1"=20'
 DATE 04/08/15
 FB 1488
 59599

JOHN Y. PHELPS, JR.
 PROFESSIONAL LAND SURVEYOR
 5110 BUR OAK CIRCLE
 RALEIGH, NORTH CAROLINA 27612 (919) 787-3658

SUBJECT PROPERTY IS ___ IS NOT X LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 3720171300J ZONE X



I, JOHN Y. PHELPS, JR. HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT THE BUILDINGS LIE WHOLLY ON THE LOT AND THAT THERE ARE NO ENCRUMBMENTS OF OTHER BUILDINGS ON SAID LOT UNLESS OTHERWISE NOTED. THIS MAP IS NOT FOR RECORDING.



PROPERTY OF
TELEGRAPH ROAD PROPERTIES, LLC
PLOT PLAN TO SHOW ADDITION

587 E. CABARRUS ST.
RALEIGH, WAKE CO., N.C.

SCALE 1"=20'

DATE 04/08/15

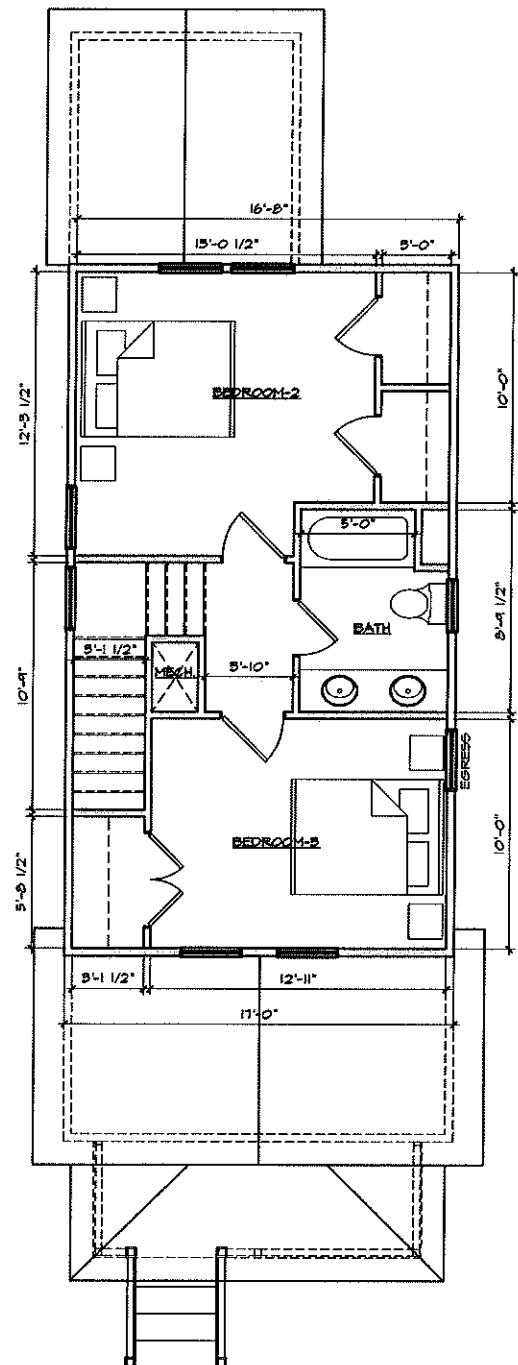
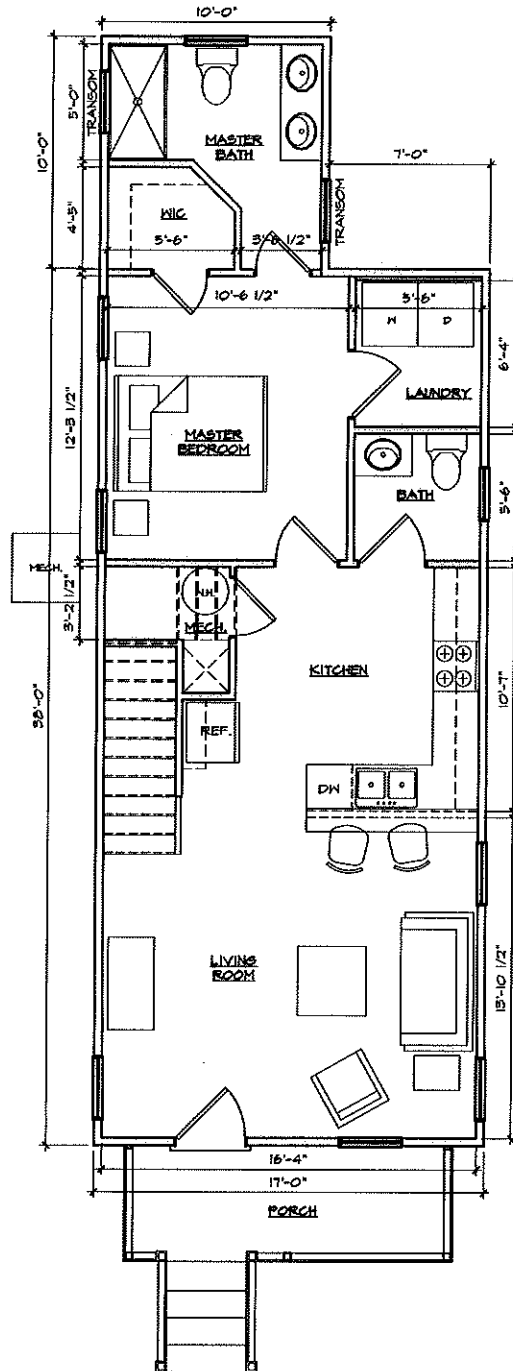
FB 1489

#59599

JOHN Y. PHELPS, JR.

PROFESSIONAL LAND SURVEYOR

5110 BUR OAK CIRCLE
RALEIGH, NORTH CAROLINA, 27612 (919) 787-3658



587 E CABARRUS ST [1214 SF]

PROPOSED PLAN
SCALE: 1/8" = 1'-0"
10/6/2015

TightLines Designs
creating great places to live

115 S.E. Hargett St, Suite 500, Raleigh, NC 27601
819 634-3600 • www.tightlinesdesigns.com